



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 6, 2023
2207-PUD-13
Exhibit 1

Docket Number: 2207-PUD-13 (Ordinance No. 22-29)
Petitioner: 191st Land Acquisition, LLC
Request: An amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of District 1, modify the proposed Park/Trail Head District standards, and replace the district map, site plan, and applicable character exhibits with revised versions.
Current Zoning: Woods Robinson Briggs PUD District, as amended (Ord. 21-10)
Current Land Use: Vacant
Acreage: 162 acres +/- (the "Property")
Exhibits:

1. Staff Report
2. Location Map
3. Red Line Ord. 22-19
4. Proposed Ord. 22-19
5. Concept Plan
6. District Plan
7. Character Exhibits

Staff Reviewer: Weston Rogers, Associate Planner

PETITION HISTORY

This filed petition has followed the below sequence of events:

- June 13, 2022
 - o City Council Introduction of 2207-PUD-13
 - o Discussion can be viewed [here](#); agenda can be viewed [here](#)
- June 28, 2022
 - o Neighborhood Meeting
- July 5, 2022
 - o Public Hearing (original discussion)
 - o Discussion can be viewed [here](#); agenda can be viewed [here](#)
- August 1, 2022
 - o APC Discussion Meeting (park discussion)
 - o Discussion can be viewed [here](#); agenda can be viewed [here](#)
- November 21, 2022
 - o APC Workshop Meeting (park / water feature / site plan discussion)
 - o Discussion can be viewed [here](#); agenda can be viewed [here](#)
- December 19, 2022
 - o APC Workshop Meeting (site plan / character exhibits)
 - o Discussion can be viewed [here](#); agenda can be viewed [here](#)
- January 24, 2023
 - o APC Workshop Meeting (ordinance language review)
 - o Discussion can be viewed [here](#); agenda can be viewed [here](#)

This filed petition is related to the following previous applications associated with the subject real estate:

- March 22, 2021
 - o Real estate incorporated into Woods Robinson Briggs PUD Zoning District
 - o Docket No. 2103-PUD-10 / Zoning Ordinance 21-10
- May 9, 2022
 - o PUD Amendment I approved by Council
 - o Docket No. 2203-PUD-06 / Zoning Ordinance 22-05

PROJECT OVERVIEW

Location:

- The existing Woods Robinson Briggs PUD is approximately 157.53 acres +/- in size and is located on the north side of 191st St., west of the Monon Trail, north of Grand Park Blvd. (see **Exhibit 2**).

Project Description:

- Adding roughly 4 ½ acres of additional real estate to the PUD,
- modifying the proposed Park Trail Head District standards,
- modifying the General Regulations of District 1, and
- replacing the district map, concept plan, and character exhibits with revised versions.

ORDINANCE DETAILS

Real Estate:

The original PUD contained approximately 157.53 acres +/- of real estate. The proposed amendment would add 4.54 acres +/- of real estate to the Woods Robinson Briggs PUD. This additional real estate ("the Gerth Property") is currently zoned AG-SF1 – Agriculture / Single-family Rural District. Please see **Exhibit 2** outlining the location of the real estate to be added to the Woods Robinson Briggs PUD.

The proposed amendment includes an additional legal description (see Exhibit B of the PUD Amendment) that outlines the real estate to be added to the Woods Robinson Briggs PUD.

Definitions:

The term "Reception / Events Center" is included as an additional definition within the proposed PUD amendment language.

District Plan:

The original PUD District Plan outlined district assignments for the real estate located within the Woods Robinson Briggs PUD. The proposed PUD amendment would replace the original District Plan with a revised plan that integrates the additional 4.54 acres +/- of real estate as shown on **Exhibit 5**.

The proposed PUD amendment would assign the additional 4.54 acres +/- of real estate to be located within District 1 which is identified as the Commercial District.

Concept Plan:

The original PUD included a Concept Plan outlined the proposed development program within the Woods Robinson Briggs PUD. The proposed PUD amendment would replace the original Concept Plan with a revised version.

The revised concept site plan intends to display a diagrammatic representation of future site development through a visual organization of the general location and relationship between substantial site elements. Items identified on the Concept Plan are assigned specific visual character exhibits.

The following is a brief break down of the Concept Plan organization:

District 1

- Area A
 - o Residential Area
- Area B
 - o Commercial Recreation Facility / Racquet Center
- Area C
 - o Mixed Use Area 1
 - Water Feature
 - Pedestrian Promenade
 - o Mixed Use Area 2
 - o Commercial Recreational Facility / Sports Tech
 - Plaza
- Area D
 - o Mixed Use Area 3
 - o Mixed Use Area 4
- Entry Drives
 - o Grand Park Boulevard
 - o Wood Farm Place & “Access Drive 3”

District 2

- Park Area
 - o Playground / amenities

Illustrative Character Exhibits:

The original PUD included the following character exhibits – a) “Commercial District 1”, b) “Park / Trail Head District 2”, c) “Small Lot Single Family District 3”, and d) “Small Lot Single Family District 4”.

The proposed PUD amendment would replace the following exhibits:

- Original “Commercial District 1” exhibit –
 - o This character exhibit would be replaced with the following eight (8) exhibits:
 - Exhibit E – “Grand Park Boulevard Landscape”
 - Exhibit F – “Wood Farm Place and Access Drive 3 Landscape”
 - Exhibit G – “Water Feature”
 - Exhibit H – “Pedestrian Promenade”
 - Exhibit I – “Plaza”
 - Exhibit J – “Mixed Use Area(s)”
 - Exhibit K – “Church / Event / Reception Center”
 - Exhibit L – “Commercial Recreational Facilities”

- Original “Park / Trail Head District 2” exhibit –
 - o This character exhibit would be replaced with the following two (2) exhibits:
 - Exhibit M – “Playground Equipment”
 - Exhibit N – “Park Plan”

Overlay Districts:

The original PUD language allows for Commercial Recreational Buildings over 75,000 SF in size to utilize tilt-up concrete in lieu of Masonry Materials, omit roofline modulations, and omit articulated roofline cornices as permitted deviations from the State Highway 32 Overlay architectural standards.

The proposed PUD amendment language would expand the permitted modifications from the State Highway 32 Overlay architectural standards to include:

Commercial Recreational Facility Use Buildings –

- Language would permit the enhanced use of glass in lieu of enhanced use of Masonry Materials at commercial recreational center building entrances.
- Language would require the primary building entrance architectural design to be offset a minimum of four (4) feet in depth and extend entire vertical plane of the building.

Church / Event / Reception Use Buildings –

- Language would permit wood materials in lieu of Masonry Materials as the primary permitted building material.
- In the event wood materials are utilized in lieu of Masonry Materials as the primary permitted building material language would permit deviations from Masonry Material usage requirements.

General Regulations:

District 1 –

The original PUD language identified the General Regulations for all of District 1. Requirements for building setback lines, building size, lot frontage, etc. are contemplated.

The proposed PUD amendment language would re-state and expand the District 1 General Regulations to include further detailed development requirements on substantial site elements.

A brief overview of the additional language provided in the District 1 General Regulations follows below:

- Overall District 1
 - o Language added to identify the Grand Park Boulevard maximum building setback line to be 120 feet.
- Area B
 - o Commercial Recreational Facility
 - Language notes the location within Area B and the required character and quality of proposed Commercial Recreational Facility building(s).
- Area C
 - o Mixed Use Area 1
 - Water Feature
 - Language identifies the location, required character and quality, design elements, and timing of development.

- Pedestrian Promenade
 - Language identifies the location, required character and quality, design elements, and timing of development.
- Mixed Use Units
 - Language notes the location within Area C and the required character and quality of proposed building(s).
 - Language lifted from original PUD with one clarification item that minimum building size be clarified to state “minimum ground floor building size”.
- Mixed Use Area 2
 - Language notes the location of Mixed Use Area 2 and required character and quality of proposed building(s) within Mixed Use Area 2.
- Commercial Recreational Facility
 - Language identifies the location within Area C and the required character and quality of proposed Commercial Recreational Facility building(s).
- Plaza
 - Language identifies the location, required character and quality, design elements, and timing of development.
- Area D
 - Mixed Use Area 3 and 4
 - Language notes the location of Mixed Use Area 3 and required character and quality of proposed building(s) within Mixed Use Area 3.
 - Language notes the required character and quality of proposed Church / Event / Reception Center building(s).
- Entry Drives
 - Grand Park Boulevard
 - Language notes the required character and quality of proposed landscape design and the timing of development.
 - Wood Farm Place and “Access Drive 3”
 - Language notes the required character and quality of proposed landscape design and the timing of development.

District 2 –

The original PUD included General Regulations associated with the Park / Trail Head District. The proposed PUD Amendment would replace these General Regulations with revised text that details the following modifications below:

- Revision of text:
 - Stating the park “shall” serve as a trail head of the Monon Trail, in lieu of “anticipated to” serve as a trail head of the Monon Trail
 - Stating the park “shall” be developed as a nature-focused park/ recreation area available to the public
 - Removing the WIFI as a required park amenity realizing that WIFI will be accessible to those in the district, but that an additional tower or increased WIFI capacity will not be installed within District 2.
 - Requiring “playground equipment” in lieu of “play spaces for children, teens, and adults”.

- Addition of text:
 - o permitting enclosed building, amenities, and features commonly related to a passive park use as determined by the Director of the Community Development Department.
 - o Requiring substantial compliance with Exhibit N, Park Plan
 - o Requiring playground equipment to be similar to the character and quality as shown on Exhibit M, Playground Equipment

Development Standards:

Proposed PUD amendment language would permit a maximum of three (3) rows of parking and two (2) associated drive aisles to exist in both the 191st Street Front Yard and Grand Park Boulevard Front Yard.

CHANGES SINCE LAST MEETING

Since the workshop discussion held at the January 24, 2023 Plan Commission meeting the following changes have been incorporated into the proposed Woods Robinson Briggs PUD Amendment:

1. Architectural Insulated Panels (pg. 3, 4, 24)
 - a. Language was added to permit Architectural Insulated Panels as a primary permitted material on Commercial Recreational Facilities
 - b. Two (2) additional character images were added to Exhibit L “Commercial Recreational Facilities” to show Architectural Insulated Panels.
2. Mixed-use Units (pg. 7)
 - a. Language added to increase the maximum size of short-term rental units from one thousand (1,000) square feet to one thousand five hundred (1,500) square feet.
 - b. All other language related to Mixed-use Units (short-term rental units) remained unchanged from the previous meeting.
3. Plaza (pg. 7)
 - a. Language was added to more clearly define the ¼ acre size requirement for the Plaza.
4. Church / Event / Reception Center Area (pg. 8)
 - a. Language was updated to identify this area as “Mixed Use Area 4” in lieu of “Church / Event / Reception Center Area”.
 - b. Language was modified to state a Church / Event / Reception Center use building(s) “may” be developed in lieu of “shall” be developed.
 - c. Concept site plan was updated to reflect above changes.
5. Annexation (pg. 10)
 - a. Language added that requires the “Gerth Property” to be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for the real estate.

COMPREHENSIVE PLAN

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the “New Suburban” and “Employment Corridor” land uses as the appropriate land use for the Property.

However, the Property also falls within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan (the “Addendum”), which supersedes the Comprehensive Plan to the extent that policies and recommendations conflict. The Addendum sets forth the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments
- Cooperate with the Hamilton County Convention and Visitor’s Bureau (the “HCCVB”) to make Westfield the “Family Sports Capital of America” – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield’s already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative

PROCEDURAL

Council Introduction: The petition was introduced at the June 13, 2022, City Council meeting.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held during the July 5, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Workshop: Following the Public Hearing, the application will appear as a workshop item at a subsequent Plan Commission meeting. This requirement can be waived by the Plan Commission by a majority vote following the Public Hearing. The workshop discussion(s) for this petition were held on November 21 and December 19, 2022. An additional workshop is scheduled for January 24, 2022 Advisory Plan Commission meeting date.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov